



### 3 Ardlea Crescent Rathcoole, Newtownabbey, BT37 9AS

**Offers Around  
 £119,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a very popular residential area just off the Shore road / Rathmore Drive, Rathcoole and will appeal to the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with downstairs wc, lounge with feature fireplace and wood laminate flooring, family room with wood laminate tile effect flooring and a fitted kitchen with built in oven & hob and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway leading to a detached garage, garden to front in lawn and a fully enclosed paved garden to rear.

Early viewing recommended !!

# 3 Ardlea Crescent

## Rathcoole, Newtownabbey, BT37 9AS



- Semi Derached Villa
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Detached Garage
- 2 Reception Rooms
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate tile effect flooring, storage cupboard

##### WC

White suite comprising vanity unit, low flush wc, fully tiled walls, tiled floor

##### LOUNGE

13'3" x 10'8" at widest (4.04m" x 3.25m" at widest )  
Feature fireplace with wood surround, hearth, wood laminate flooring, radiator

##### FAMILY ROOM

13'10" x 9'11" (4.22m" x 3.02m")  
Wood laminate tile effect flooring, radiator

##### KITCHEN

9'10" x 8'3" (3.00m" x 2.51m")  
Range of high and low level fitted units, formica worktop, stainless steel single drainer sink unit, built in under oven, hob, extractor, fridge / freezer space, partly tiled walls, tiled floor, hardwood back door

##### LANDING

Access to roofspace, hotpress

##### BEDROOM 1

13'8" x 10'0" (4.17m" x 3.05m")  
Wood laminate flooring, radiator, built in wardrobe

##### BEDROOM 2

10'8" x 9'10" (3.25m" x 3.00m")  
Wood laminate flooring, radiator, built in wardrobe

##### BEDROOM 3

10'0" x 8'5" (3.05m" x 2.57m")  
Radiator

##### BATHROOM

White suite comprising panelled bath, shower attachment, pedestal wash hand basin, low flush wc, radiator, fully tiled walls, tiled floor

##### OUTSIDE

Garden to front in lawn  
Fully enclosed paved garden to rear, outhouse



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 67        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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